

EXHIBIT B – REVISED CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a Development Plan / Coastal Development Permit to allow for an existing as-built recycling collection station, and modification to the maximum allowable area for a recycling collection station of 100 square feet, per Section 23.08.098(f)(3). The existing as-built recycling collection station consists of a 160 square foot storage container enclosed by a wood panel facade, a 96 square foot storage shed, and a 67 square foot awning cover. No crushing of any kind (cans, bottles etc.) is allowed. The proposed project results in the disturbance of approximately 550 square feet of an approximately 4.3 acre parcel.

Conditions required to be completed at the time of application for construction permits

Site Development

2. The applicant shall apply for building permits to permit the existing as-built recycling facility. The applicant shall obtain final building permit approval within 12 months of the final effective date of this land use permit.
3. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the adopted 2013 California Codes.
4. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect or Engineer.
5. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.

Fire Safety

6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Fees

7. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the North Coast Area C Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Conditions to be completed prior to issuance of a construction permit

Fees

8. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to final building inspection

Site Development

9. The applicant shall apply for building permits to permit the existing as-built recycling facility. The applicant shall obtain final building permit approval within 12 months of the final effective date of this land use permit.

Signage

10. **Prior to final inspection**, the existing recycling facility shall provide instructional signage indicating how materials are to be separated, and stating any limitations on the types of materials accepted for recycling.

Fire Safety

11. **Prior to final inspection**, the applicant shall obtain final inspection and approval for all life safety requirements of the California Fire Code.

Development Review Final Inspection

12. **Prior to final inspection**, the applicant shall install battery operated or solar powered outdoor motion sensing lighting. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

13. The existing recycling facility shall operate and be maintained in a clean and sanitary condition, with no material stored or discarded outside the container enclosures. All collection stations are to be emptied at intervals sufficient to preclude containers from being filled, but in no case are containers to be emptied less than once every seven days.
14. The existing recycling facility shall operate only between the hours of 10 a.m. and 4 p.m., and the crushing of glass materials shall only be allowed between the hours of 3 p.m. to 5 p.m., Tuesday through Thursday. no crushing of any kind (cans, bottles etc.) is allowed.
15. This land use permit is valid for a period of 12 months from its effective date unless the use permit is considered vested. This land use permit is considered to be vested once all final inspections associated to this permit have been completed, and all building permits associated to this permit have been finalized.
16. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.